



48 Admiralty Circuit, Smithfield

Stylish, Spacious & Perfectly Positioned

Situated on a peaceful corner allotment overlooking the reserve, this 2009 built polished family home delivers the ideal blend of comfort, functionality and convenience. With generous proportions, quality finishes and a thoughtful floorplan, this is a home designed to suit growing families, couples and investors alike.

From the moment you step inside, you'll appreciate the wide entrance hallway that creates an immediate sense of space before opening into the heart of the home. The light-filled open plan living and dining area seamlessly connects with the well-appointed kitchen, making everyday living and entertaining effortless.

The kitchen is sure to impress, featuring an electric oven, five-burner gas cooktop, rangehood, dishwasher and an abundance of cupboard and bench space, ensuring there's room for everything.

Accommodation comprises three generous bedrooms plus a separate study, offering flexibility for those working from home, needing an additional living space or that fourth bedroom. The spacious master suite boasts a walk-in robe and private ensuite, while bedrooms two and three are complete with built-in robes.

3 2 2

FOR SALE
$699,000 - $749,000

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All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker

Features you'll love:

- Stylish, spacious family home in a peaceful park-side location
- Master bedroom with walk-in robe and private ensuite
- Built-in robes to bedrooms two and three
- Wide entrance and open plan living
- Well-equipped kitchen with electric oven, five-burner cooktop, rangehood, dishwasher and ample storage
- Refrigerated reverse cycle air conditioning
- Outdoor entertaining area
- Secure double garage under the main roof with internal access
- Corner allotment opposite a reserve in a quiet, secluded street
- Easy access to shopping at Curtis Road, Munno Para Shopping City and Blakes Crossing

Positioned directly opposite a picturesque park in a quiet and secluded street, this home also offers exceptional convenience. The Smithfield Train and Bus Interchange is just a short stroll away, with a choice of quality public and private schools nearby. Everyday shopping is well catered for with local amenities close at hand, while the major shopping precincts of Curtis Road, Munno Para and Blakes Crossing are all just minutes away.

With the perfect combination of modern comfort, generous living spaces and an outstanding location, this impressive home presents an exceptional opportunity to simply move in, unpack and enjoy.

Year Built: 2009
Land Size: 415sqm Approx
Zoning: GN - General Neighbourhood
Local Council: Playford
Title: Torrens
Easements: Nil
Internal Living: 139sqm
Council Rates 2025/26: $517.91 per quarter approx.

All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at our LJ Hooker Property Specialists Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.
RLA 208516

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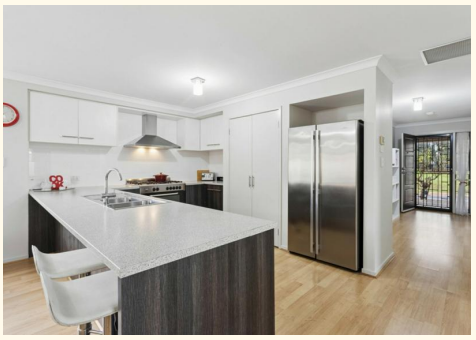
MORE DETAILS

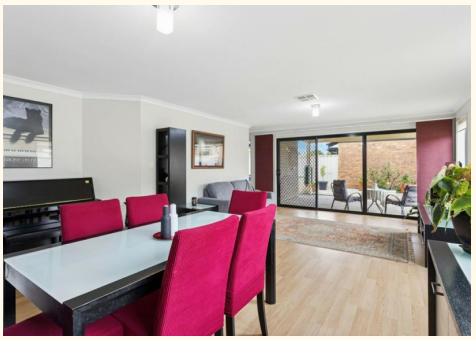
Property ID	2DMKGJU
Property Type	House
House Size	172 m2
Land Area	415 m2
Including	Study
	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Courtyard
	Dishwasher
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage
	Water Tank

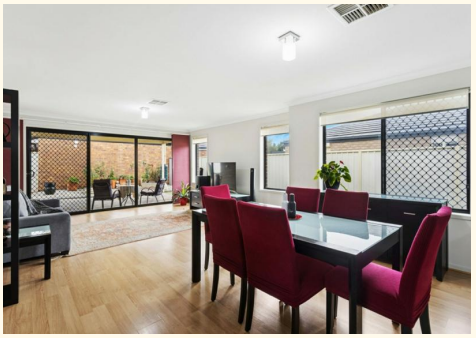
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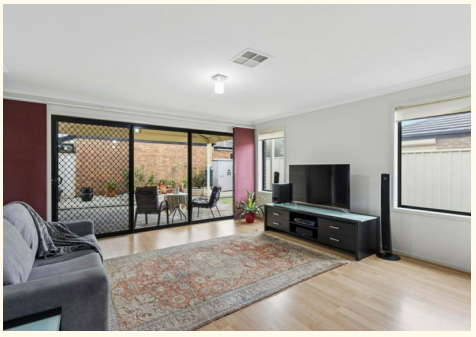
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199m²	139m²	22m²	33m²	4m²	1m²
TOTAL	Living	Verandah	Garage	Porch	Store

Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified. Produced by **The Fotobase Group**

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